



AGRICULTURAL ADVISORY COMMITTEE

November 29, 2019

The Honorable Nancy Navarro, President
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Dear Council President Navarro:

Bill 34-19 Taxation-Development Impact Taxes-
Affordable Housing-Housing Impact Fairness Act.

On behalf of the Montgomery County Agricultural Advisory Committee-AAC, please accept this letter as our position in opposition to Bill 34-19 Housing Impact Fairness Act.

The AAC truly understands the need for affordable housing including an atmosphere of **Equitable Fairness**. The challenge is that demand for affordable housing is in direct competition with farmers that still own and then try to use their Transferable Development Rights-TDRs and Building Lot Termination-BLTs. The agricultural community continues to be negatively impacted by the affordable housing policies of the County Government. If the affordable housing policies including Planned Unit Developments-PUDs and work force housing eliminate the demand for TDRs and BLTs, the County Government will never fulfill the commits made to our farmers in creating sufficient TDR/BLT market capacity that remains imbalance since 1980 when our nationally recognized Agricultural Reserve was first created.

Every time a farmer replaces an existing house on the farm, the proposed Bill 34-19 will require farmers to reach into their pockets to help pay for affordable housing. There is no **Equitable Fairness** in Bill 34-19 because it creates additional expenses when a farmer makes improvements to dwellings on their farm.

The AAC thanks you for this opportunity to express our views regarding Bill 34-19. Please let us know if you have any questions.

Sincerely,

Doug Lechliden, Chairman

Cc: Marc Elrich, County Executive

